

Landscape Referral Response

Application Number:	Mod2018/0180
Date:	04/05/2018
Responsible Officer:	Terence Arnold Landscape Assessment Officer
Land to be developed (Address):	Lot 74 DP 8075 , 77 Bower Street MANLY NSW 2095

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

The modification to the landscape is acceptable, subject to tree replacement as proposed by modification application.

However it should be noted that the original condition of the retention of the existing tree (Pear Tree) has not been adhered to with more than 10% of its canopy being removed, and in its current condition this tree will most likely fail.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Replacement tree Planting

Condition AN504 shall be removed and replaced with the following:

This condition would be superseded by the following: Planting of 1 Banksia integrifolia located in the same location, and planted at min 200 litres.



This tree shall be maintained for the life of the development.

Reason: This is to ensure the landscaping is completed in accordance with the intent of the DA 0269/2015